APPLICATION NO:
F/2001/3829

LOCATION:
32 Langborough Road, Wokingham.

APPLICANT:
Mr B Roberts C/O Mr W B Roberts

PROPOSAL:
Proposed three storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **26/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/06/2001

CASE OFFICER: **Helen Pollock**

APPROVED

DO 241

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Roberts
C/O Mr W B Roberts
Mill Cottage
Tregarvand Bridge
Looe
Cornwall
PL13 1PL

Application Number: F/2001/3829

Parish: **WOKINGHAM**

Location: **32, Langborough Road, Wokingham.**

Proposal: **Proposed three storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above *development in accordance with the application and the accompanying plans* submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The en-suite window in the front (south) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2 and SBE15.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 13/06/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3829

Proposal:
Proposed three storey side extension to dwelling.

Location:
32 Langborough Road Wokingham

This application is being advertised in the Wokingham times newspaper on the 23/05/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **13/06/2001**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 23/05/2001

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

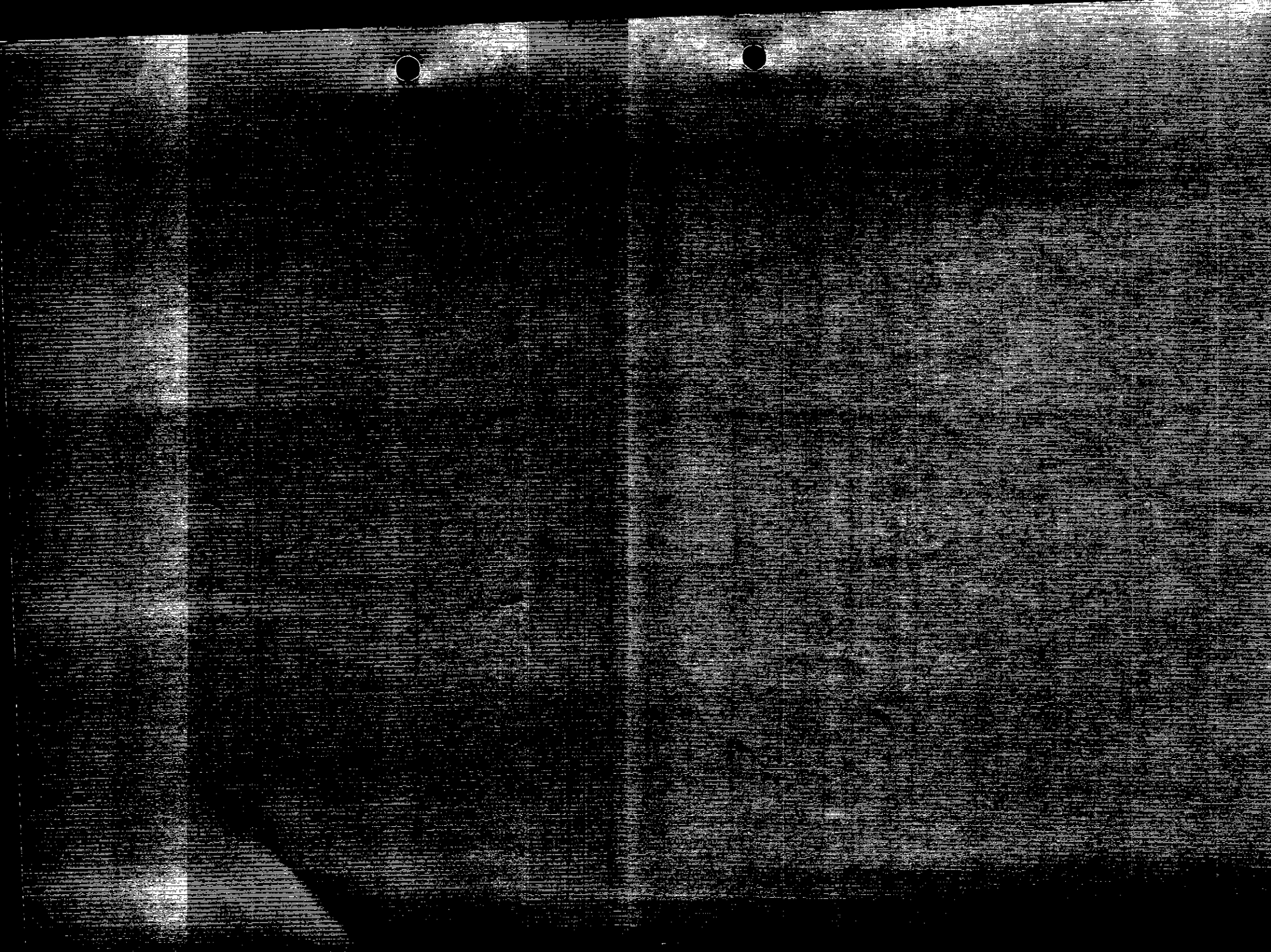
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3829	HH
BUILDING CONTROL NUMBER	FP2001/1804 Howard	
~~APPLICANT~~/AGENT	Mr W. B. Roberts	
ADDRESS OF SITE	Hygiene Villa 32 Langborough Rd. CROKINGHAM	
DESCRIPTION OF PROPOSED WORK	three storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	RH 2	RH 2
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	1/8/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3829

Applicant : Mr B Roberts C/O Mr W B Roberts.

Location : 32, Langborough Road, , Wokingham.
Proposal : Proposed three storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/04/2001

Earliest Date for Decision : 26/05/2001

Latest Consultation Date/Site Notice Expiry Date : 26/05/2001

This application will have expired on: 14/06/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Conservation officer : Generally ok. Some concern over flashing.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene.
3) Impact upon Conservation Area.

Application Number: F/2001/3829

Appraisal:

The proposed development is for a three-storey side extension to form an entrance porch at ground floor, an en-suite at first floor and a storage area at second floor.

It would be 1.5m wide and 4.4m long. It would have a pitched roof, 7m to eaves and 8.2m to the ridge. It would be set back from the front building line of the property by 2.3m. The extension would abut the boundary with No.30. There would be no windows in the side elevation of the extension facing No.30, a door to both the front and rear elevations at ground floor level and a window in the front elevation at first floor level. It is also proposed to insert five rooflights, two to the front elevation in the main roof and three to the rear elevation, two in the main roof and one in the extension.

1. Impact upon neighbouring properties

The proposed development abuts the neighbouring boundary (as does the existing single storey porch which is to be replaced), there are no windows in the side elevation of the neighbouring property and none are proposed in the side elevation so there would be no issues of overlooking. As the proposal would be back from the front building line and forward of the rear building line of 32 and 30 the proposal would not be overbearing. It is therefore considered that there would be no negative effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would be set back from the front building line of the property, and is designed to be in keeping with the existing dwelling. The materials used would match existing and as such there would be no adverse effects upon the character of the street scene.

3. Impact upon character of the Conservation area

The proposed development would be constructed in materials to match existing and the design is in keeping with the surrounding Conservation area, it is therefore consider that the proposed extension would have no impact upon the character of the conservation area.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3829
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	
3	C045	R045	'EN-SUITE' 'FRONT (SOUTH)
4	C044	R044	'first floor level or above of the extension'

Informative for approvals	
N16, N006	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV1, SBE1, SBE2, SBE15
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

A Cronin

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 13.6.01.

RECORD OF SITE VISIT

SITE ADDRESS: 32 Langborough Road Wokingham.

APPLICATION NUMBER: F/2001/3829

OFFICER: Helen Pollock

DATE OF SITE VISIT: 31/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front fence

2. DESCRIPTION OF SURROUNDINGS

residential, busy road with terrace + semi-detached properties.

3. DESCRIPTION OF SITE/BUILDING

traditional semi - Two storeys + loft conversion, nice decorative brick work.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING N/A.

LEVELS ~~[illegible]~~ - existing lean two porch entrance where ext. propose ≈ 4-2 ft higher than path.

BOUNDARY TREATMENT 1m high fence to front.

OTHERS

no windows in side elevation of neighbouring property.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 02 May 2001

Application Number: F/2001/3829

Proposal: Proposed three storey side extension to dwelling..

Site Address:
32, Langborough Road, , Wokingham.

Applicant:
Mr B Roberts C/O Mr W B Roberts.

Your observations are required in respect of this application within **7 days** of the above date.

THE GENERAL DETAILS AND FORM OF EXTENSION APPEARS APPROPRIATE TO THE CONSERVATION AREA.

THIS HOUSE HAS MANY ELEMENTS WHICH REFLECT THE CHARACTER OF THE LANGBOROUGH ROAD CONSERVATION AREA. TO FLASH OVER THE EXISTING BARGE BOARD IS TO BE REGRETTED.

I CONSIDER THE FLASHING SHOULD BE FIXED TO THE EXISTING STRUCTURE AND THE BARGE BOARD ADDED ON TOP OF ANY FLASHING.

Harold Sanders

15.05.01.

Received by Wokingham District Council

Application No: F/2001/3829

Proposal:
Proposed three storey side extension to dwelling.

Location:
32, Langborough Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR *to arrive on or before* 26/05/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

02 May 2001

**********FILE COPY**********

Tel: 0118 974 6480

Date: **02 May 2001**

My ref: F/2001/3829

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3829
32, Langborough Road, , Wokingham.
Proposed three storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3829**
32, Langborough Road, , Wokingham.
Proposed three storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **02 May 2001**

My ref: F/2001/3829

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3829**
32, Langborough Road, , Wokingham.
Proposed three storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 APR 2001
Officer: HP	Application No. F/2001/3829.

Map No. 75A Site ...0.02.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ~~TWO~~ THREE STOREY SIDE EXTENSION TO DWELLING

Location: 32 LANGBOROUGH ROAD

Parish: WOKINGHAM Ward: WESCOTT
02.05.01

Applicant: MR B ROBERTS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (6)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer	Scale not on floor plans or elevations ✓		
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... Conservation Area 02:05:01

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ...✓.....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... ns pre-apps .....
.....
.....

NEIGHBOURS:

..... site notice & see map for neighbours .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 19 APR 2001 * 3829

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. B. ROBERTS HYGIENE VILLA 32 LANGBOROUGH RD. WOKINGHAM BERKS, RG40 2BT. 0118 989 0216
2	Agent's Name Address and postcode Phone number	MR W. B. ROBERTS MILL COTTAGE TREGARLAND BRIDGE LOOE, CORNWALL. PL13 1PL 01503 263181
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	32 LANGBOROUGH ROAD WOKINGHAM. BERKS
4	Give brief details of the proposal for example, two storey side extension About the application	RENEWED SIDE PORCH WITH BATHROOM & STORE OVER.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NON AFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO WALLS SLATE ROOF WITH WINDOWS ALL TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated. ✓		
b	The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.	£ 95.00.	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a fu
certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. B. Roberts

Date 12 April 2001.

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

1933

ADDRESS 32 LANGBOROUGH ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70082/F	Mr. B. Roberts	S/ST. TO FORM CONSERVATORY.	20.08.99	C/A
FP99/8976	"	S/St-/R Refd.	3.9.99	REF

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - 20/4/99 - Mr. Roberts



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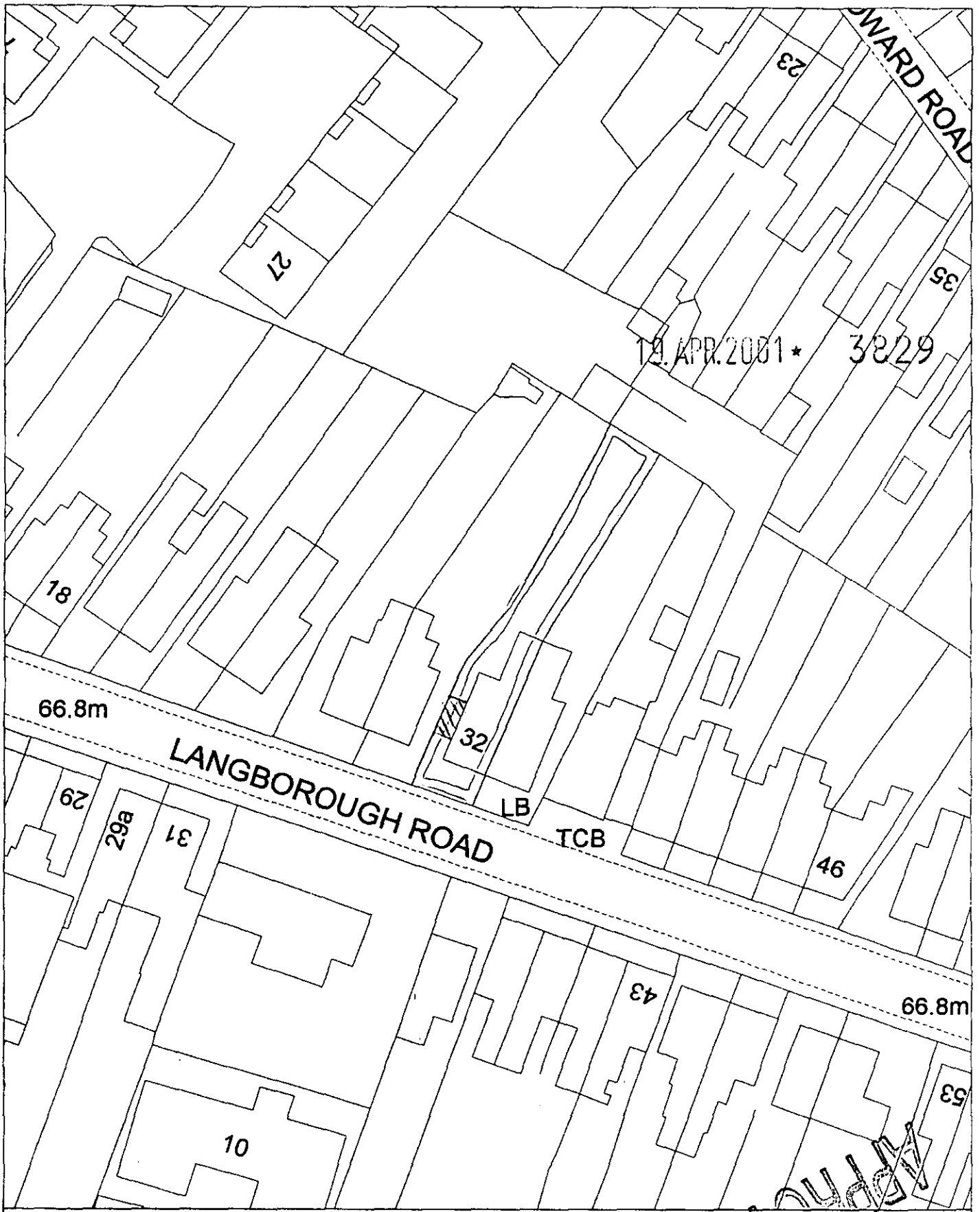
Development Control Section, Environmental Services, Wokingham District Council.

24 April 2001

Scale: 1 : 1250



19 APR 2001 * 3829

Site Plan, Scale: 1 to 500

GROUND

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Date: 7 July 1999



Site Plan, Scale: 1 to 2500

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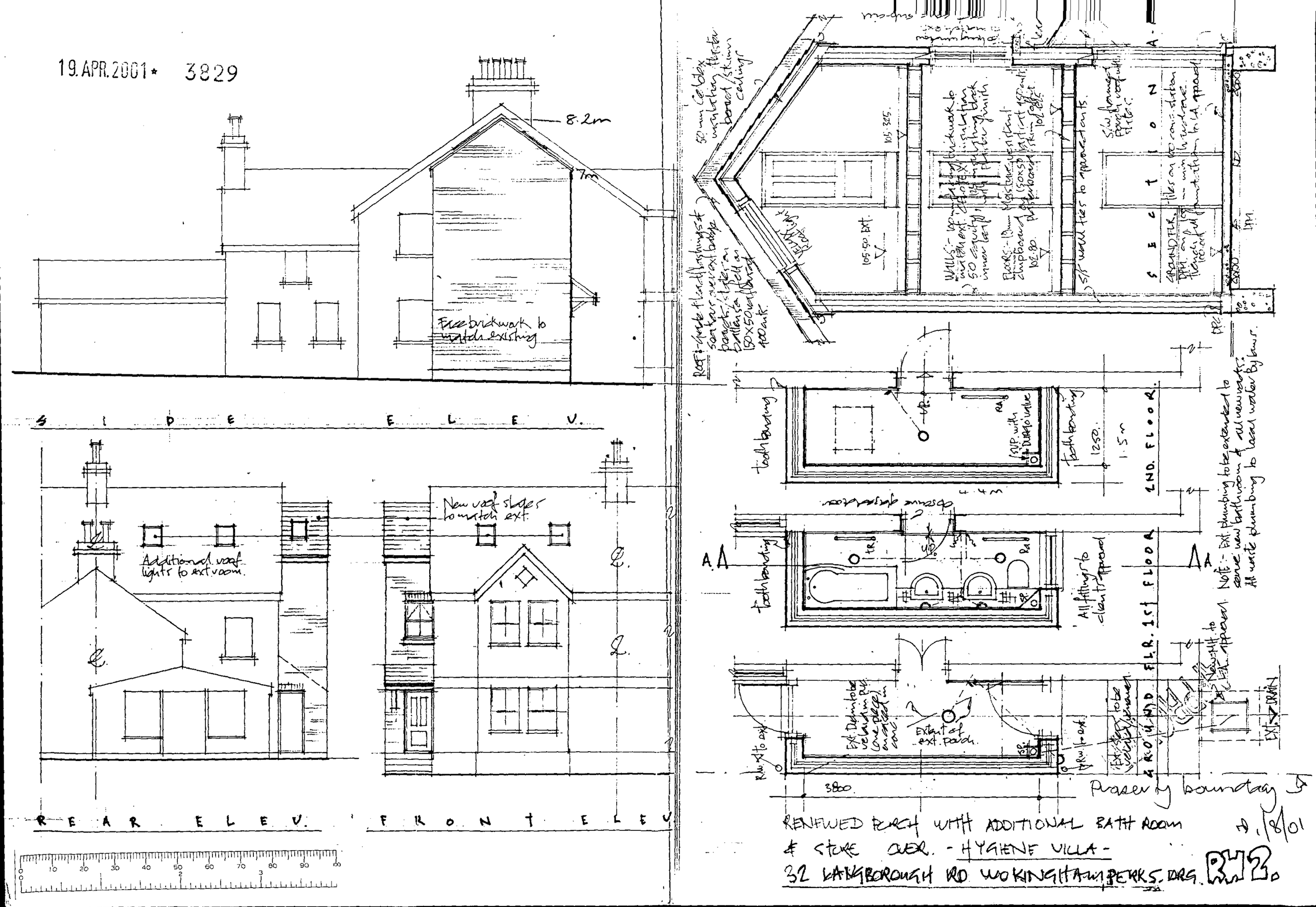
Date: 7 July 1999

19.APR.2001* 3829



RENEWED PORCH WITH ADDITIONAL BATH ROOM & STORE OVER. - HYGIENE VILLA -

32 LANGBOROUGH RD WOKINGHAM PERKS. DRG. RH2.

1/8/01